
Retrofit Standards and their relationship with Asset Managers

Richard Barwick

Kent Housing Group 30.06.21

WestKent

Places to live. Space to grow.



A 30 year process?

- Many RP's have already commenced the process of energy demand reduction - taking a 'fabric first' approach.
- Unfortunately, much of the investment in retrofit over last 10 years has not delivered: poorly planned; poorly executed; expected savings not realised.
- 'Deep retrofitting' to 2050 standards will be complex and costly. If done properly, this will reduce the expected 30 year asset maintenance costs (pays for retrofit works).
- Opportunity to align the replacement of assets at the end of their planned life cycle with retrofit measures.

Avoid problems of the past

In some case, the quality has been so poorly managed that damage has been done to buildings and occupants' health.

- Poor surveys/initial assessment
- Poor design (or no design)
- Failure to consider the interactions between improvement measures
- Poor installation
- Lack of proper commissioning and hand-over

Deep retrofit is WHR

Whole House Retrofit (WHR) is an integrated approach in one or several steps. Retrofit Standards are required to:

- Protect the health and welfare of occupant(s)
- To maintain integrity of the building
- Reduce asset management costs
- Eradicate fuel poverty
- Improve health and wellbeing

Why do we need standards?

A programme that will require works to most of our homes (24 million approximately) requires standards.

In most cases not clear what we are trying to achieve:

- Is it reduced fuel costs, reduced fuel use, reduced emissions, alleviate fuel poverty, eliminate condensation and mould - or all of these?
- And by how much do we wish to reduce these by? 80%? 60%? – or whatever level funding allows for?

Which Retrofit Standard?

Each standard provides a *framework* for creating energy efficient homes.

- Building regulations i.e Future Building Standard
- British Standards Institute (BSI) i.e PAS2035
- AECB Retrofit Standard
- Passivhaus Enerphit Standard
- Energiesprong Guaranteed Performance Standard

Thanks for listening!

Richard Barwick
Interim Director, Development and Partnerships at West Kent
(Please contact via LinkedIn)

WestKent

Places to live. Space to grow.

